

## Kents Lane, Epping, CM16 6AX

Unique Estates are pleased to offer this commercial unit to let, approximately 1950 sq ft in size to be granted on a new lease, the unit is for storage only (no motor trade and no industrial machinery), has its own office space within the unit, 2 x male and 2 female toilets (toilets are newly installed), rent includes basic car park, site maintenance, water/sewage etc - priced at £7.50 per sq ft, the size of the units can be adjusted according to requirements of in going tenant once approved by freeholder. Normal access is 7am to 7pm (24/7 for occasional access) and includes one parking space as standard however further parking spaces are available at a cost of £25 PCM (parking is entered by secure gated fence), the unit will have its own separate electric meter and fast fibre optic broadband can be connected to site.

Tenants that rent on this site also have exclusive rights to rent one of our 20ft security containers by way of further negotiation.



**£14,625 Per annum**

**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

Email: [info@uniqueestates.co.uk](mailto:info@uniqueestates.co.uk) Web: [www.uniqueestates.co.uk](http://www.uniqueestates.co.uk)

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



**The property Misdescriptions Act 1991**

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